

GARDEN GROVE ZONING ADMINISTRATOR MEETING
Garden Grove Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, December 12, 2024

CALL TO ORDER: 9:00 a.m.

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-034-2024

Applicant: ALICE RANGEL & JUAN RANGEL
Location: 9271 Catherine Avenue
Date: December 12, 2024

Request: A request for Lot Line Adjustment approval to eliminate two small parcels (Parcel A & Parcel B), for the purpose of reconfiguring the property line boundary between two developed, single-family residential properties, located at 9271 Catherine Avenue (Parcel 1) and 12261 Loreleen Street (Parcel 2). No additional parcels will be created and no additional development is proposed. The site is in the R-1 (Single-Family Residential) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Public Hearing Held. Speaker(s): Thanh Nguyen

Action: The Zoning Administrator adopted Decision No. 1857-24.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-271-2024

Applicant: CATHERINE NGUYEN
Location: 8516 Garden Grove Boulevard
Date: December 12, 2024

Request: A request for Conditional Use Permit approval to operate an existing restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-201-2021, would be revoked and replaced by Conditional Use Permit No. CUP-271-2024. The site is in the C-1 (Neighborhood Commercial and (T) Transition Overlay Zone zones. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Public Hearing Held. Speaker(s): Mai Tram Tong

Action: The Zoning Administrator adopted Decision No. 1858-24.

Zoning Administrator Minutes

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-272-2024

Applicant: SAMUEL DAVID HALE
Location: 8610 Garden Grove Boulevard
Date: December 12, 2024

Request: A request for Conditional Use Permit approval to operate a new, 2,300 square foot gym. The site in the GGMU-2 (Garden Grove Boulevard Mixed Use) zone. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Public Hearing Held. Speaker(s): Samuel David Hale, Anthony Garcia.

Action: The Zoning Administrator adopted Decision No. 1859-24.

ORAL COMMUNICATIONS – PUBLIC: None.

ADJOURNMENT: The Zoning Administrator adjourned the meeting at 9:21 a.m.

Sugeiry Reynoso
Recording Secretary